



6 Roseway, Tanyfron, Wrexham, LL11 5TQ
Offers In Excess Of £125,000

A spacious 2 double bedroom mews style house with views over the park conveniently located within the village of Tanyfron and having good road links to Wrexham, Chester and Shropshire. The property has the benefit of a modern gas combination boiler and briefly comprises a canopy porch, entrance hall with stairs to 1st floor landing, lounge with grey wood effect flooring, dining area adjoining the kitchen breakfast room. The 1st floor landing connects the 2 double bedrooms and a bathroom with p shaped bath with shower over. To the outside, a path to the front of the house leads alongside a lawned garden to the entrance door. A rear enclosed garden enjoys a sunny aspect and includes a lawned area, brick built store shed, covered porch and access gate to the parking area. NO CHAIN. Energy Rating - C (69)

LOCATION

This property provides an ideal and convenient location within easy reach of the A483 trunk road which provides good road links to the major commercial and industrial centres throughout the Area. The Village offers a variety of local amenities including a primary school, village shop and social amenities whilst Wrexham City Centre with all its High Street retailers is just 3 miles distant. There are picturesque countryside walks within the vicinity and far reaching views.

DIRECTIONS

From Wrexham City Centre take the A525 Ruthin Road for approx. 2 miles, through the traffic lights, take the second right hand turning signposted Tanyfron and continue for approx. 2 miles proceeding towards the top of the hill passing Brymbo Cricket Club on the left. Take the left turn into Park Road, 1st right into Bryn Gwenfro and follow the road around until Roseway will be observed at the top.

ON THE GROUND FLOOR

Canopy entrance porch with upvc part glazed door opening to:

HALLWAY

With stairs to first floor landing and grey wood effect flooring.

LOUNGE 14'9" x 12'5" (4.5m x 3.8m)

Having a continuation of the grey wood effect flooring, upvc double glazed window overlooking the front garden towards the park and radiator.

DINING AREA 8'10" x 6'2" (2.7m x 1.9m)

Grey wood effect flooring, upvc part glazed external door, radiator and useful understairs storage cupboard.

KITCHEN 11'1" x 8'10" (3.4m x 2.7m)

Fitted base and wall units with work surface areas incorporating a stainless steel single drainer sink unit with upvc double glazed window above overlooking the rear garden, breakfast bar, radiator, electric cooker point and part tiled walls.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, storage cupboard housing the modern Glowworm gas combination boiler.

BEDROOM ONE 18'0" into recess x 8'10" (5.5m into recess x 2.7m)

Upvc double glazed window to front with pleasant parkland views, radiator and useful storage cupboard.

BEDROOM TWO 12'9" x 10'9" (3.9m x 3.3m)

Another double bedroom with upvc double glazed window to rear and radiator.

BATHROOM

Appointed with a white suite of P shaped bath with Drench style shower head and waterfall style mixer tap, wash basin with waterfall style mixer tap within vanity unit, low flush w.c, two upvc double glazed windows, fully tiled walls, tiled flooring and radiator.

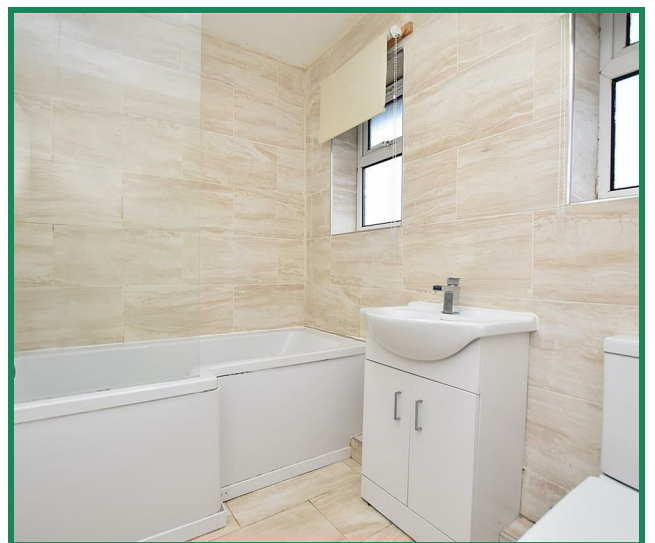
OUTSIDE

The property is approached from the front via a path which leads to the canopy porch alongside a lawned garden. To the rear of the property is a covered porch, sunny aspect courtyard style garden with brick built lockable store shed, lawn area and rear gated access to parking.

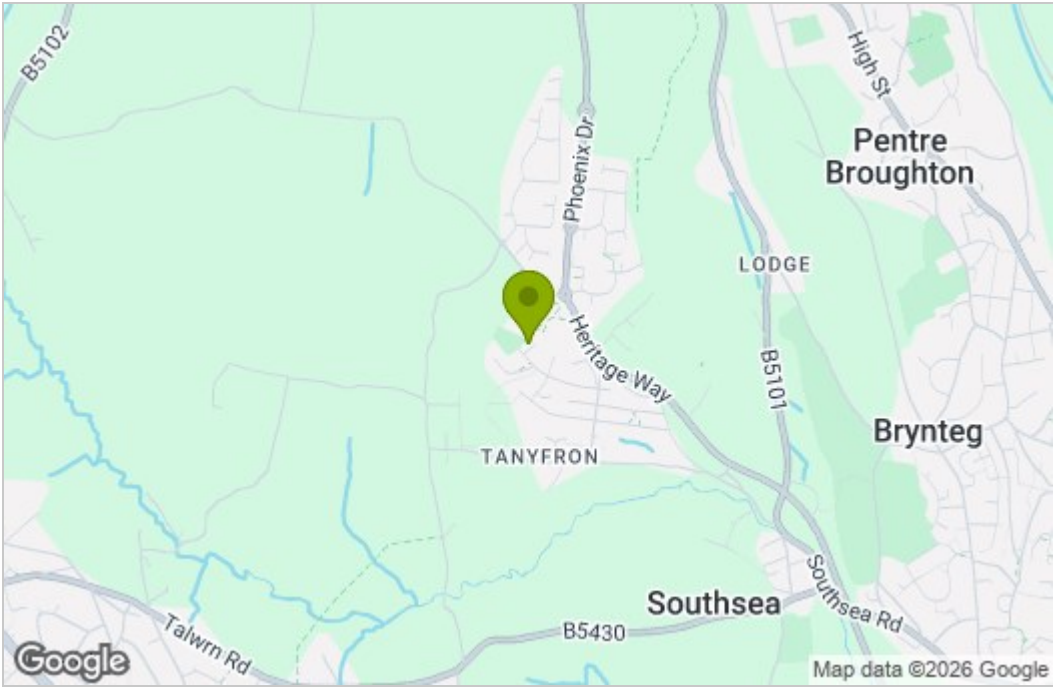
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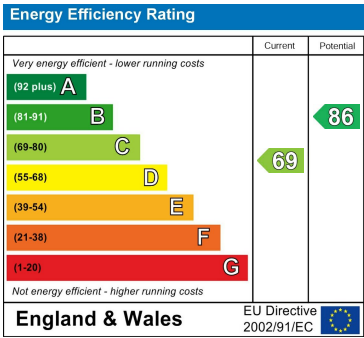




Area Map



Energy Efficiency Graph



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